

INVESTMENT SALE FREEHOLD

MIXED RESIDENTIAL & COMMERCIAL BLOCK



HAMPSHIRE COMMERCIAL



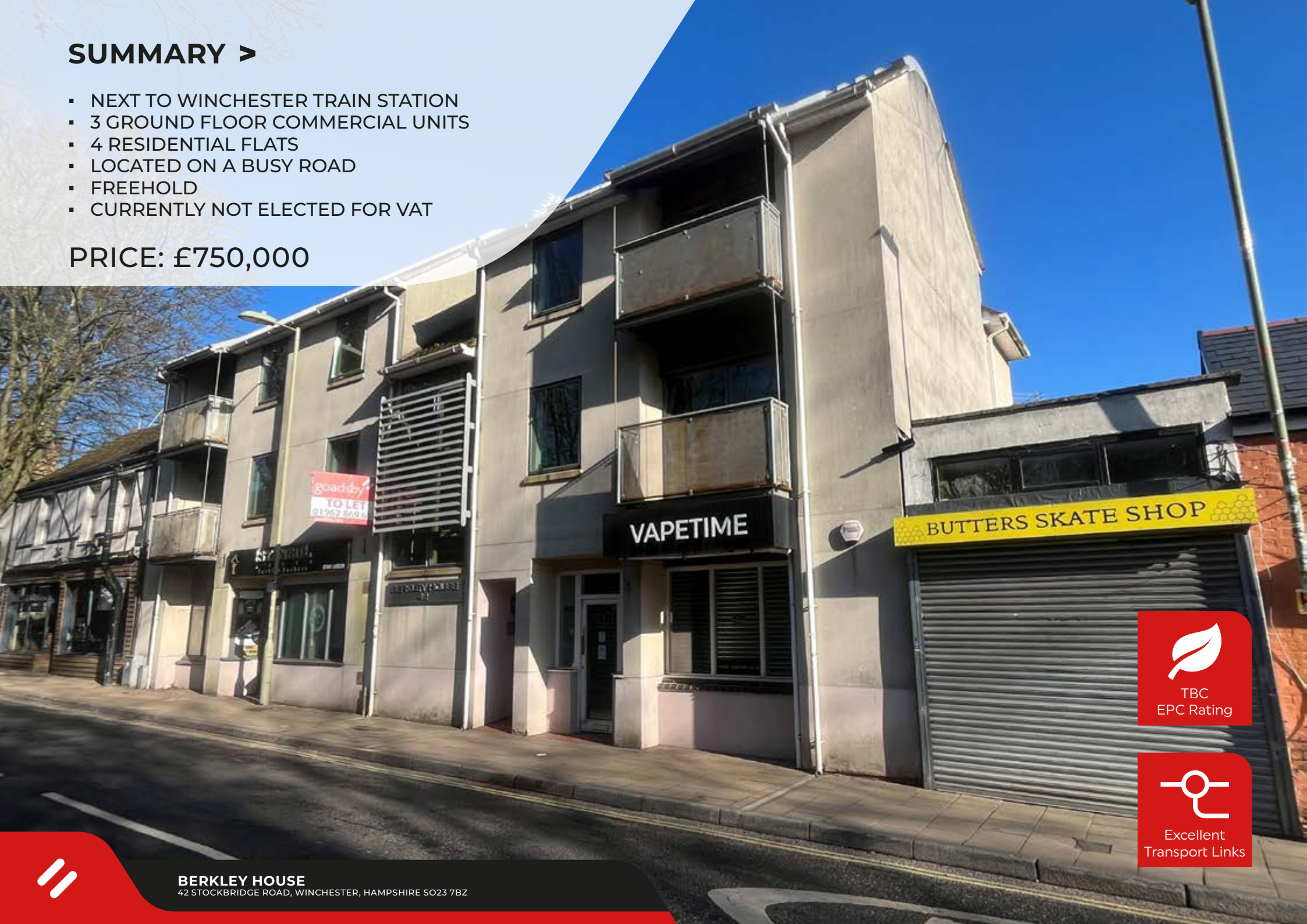
BERKLEY HOUSE

42 STOCKBRIDGE ROAD, WINCHESTER, HAMPSHIRE SO23 7BZ

SUMMARY >

- NEXT TO WINCHESTER TRAIN STATION
- 3 GROUND FLOOR COMMERCIAL UNITS
- 4 RESIDENTIAL FLATS
- LOCATED ON A BUSY ROAD
- FREEHOLD
- CURRENTLY NOT ELECTED FOR VAT

PRICE: £750,000



BERKLEY HOUSE
42 STOCKBRIDGE ROAD, WINCHESTER, HAMPSHIRE SO23 7BZ

Location

- Located adjacent to Winchester railway station and 0.4 miles from Winchester City Centre
- The train station offers frequent direct services to London Waterloo and Weymouth
- Within 5 minute's walk of Peter Symonds Sixth Form College
- 7 minute walk to Winchester High Street

Description

- This sale comprises of a 3-storey mixed residential and commercial block on Stockbridge Road
- Features of the block include a rounded roof, large windows and a lightly coloured rendered finish
- Current total income = £62,500 per annum
- Prospective rental income = £74,500 per annum

Tenure

Freehold

Price

£750,000

7.91% Net Initial Yield

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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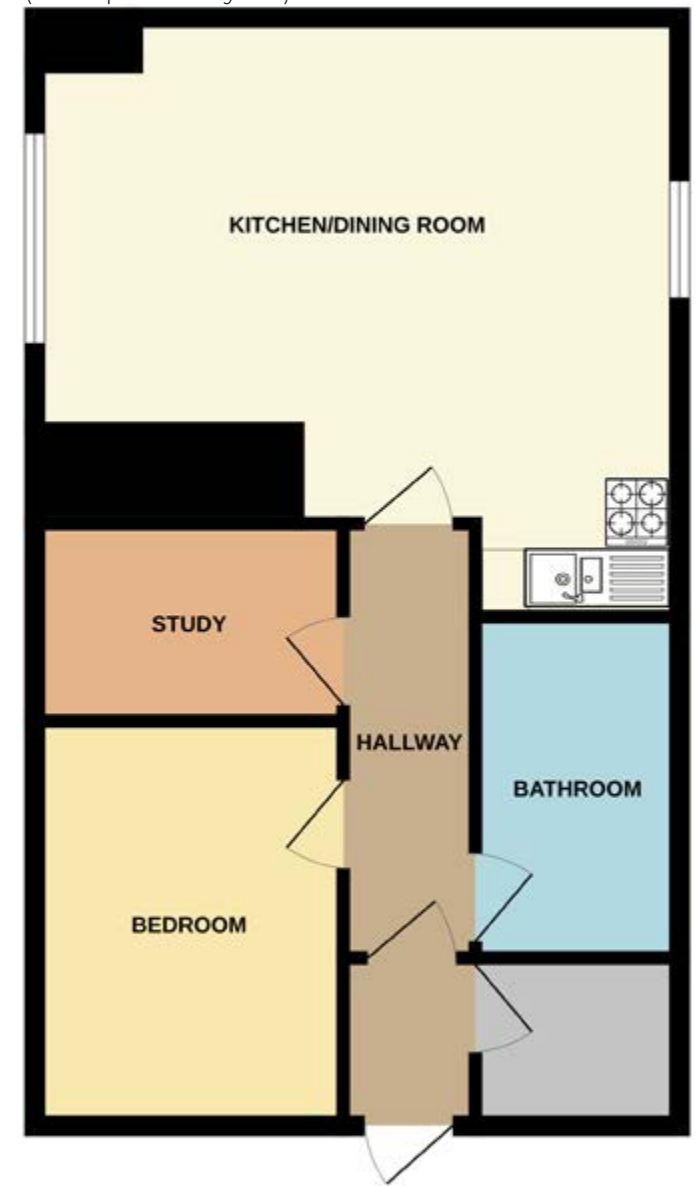
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COMMERCIAL UNIT	SIZE SQ FT	SIZE SQ M	LEASE DETAILS	RENT (PER ANNUM)	ERV	EPC Rating
38A	217	20.16	Expires 21 st August 2030	£8,000 pax		C - 65
40	444	41.25	Expires 27 th December 2031	£6,500 pax		N/A
44	497	46.17			£12,000 pax	C - 55
FLAT NO.	SIZE SQ FT	SIZE SQ M	LEASE DETAILS	RENT (PER ANNUM)	BEDS	
1	554	51.47	Holding over - tenant since 31 st July 2021	£11,400 pa	1	C - 76
2	624	57.97	Fixed term until 7 th August 2025	£12,000 pa	2	C - 76
3	554	51.47	Fixed term until 26 th August 2025	£14,400 pa	1	C - 78
4	624	57.97	Holding over - tenant since 13 th July 2013	£10,200 pa	2	C - 78
				£62,500 pa		

Flat 4
(example flat layout)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

